



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 1, 2004 REPORT NO. HO-04-182

ATTENTION: Hearing Officer

SUBJECT: BONDY RESIDENCE
PTS PROJECT NUMBER: 42844

LOCATION: 8422 Prestwick Drive

APPLICANT: Kandee Bondy

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 124236 and Site Development Permit No. 124237 for demolition of an existing single family residence and construction of a one-story, above basement, 4,888 square-foot single family residence, with an attached 759 square-foot, three-car garage?

Staff Recommendation -

1. CERTIFY Negative Declaration No. 42844; and
2. APPROVE Coastal Development Permit No. 124236; and
3. APPROVE Site Development Permit No. 124237

Community Planning Group Recommendation - The La Jolla Community Planning Association considered the project on October 7, 2004 and voted 10-0-2 in favor of the project with no conditions (Attachment 7). The La Jolla Shores Planned District Advisory Board considered the project on October 22, 2004 and voted 4-0-0 in favor of the project with one condition, to remove proposed trees from the side yards to enhance potential pedestrian views along Prestwick Drive.

Environmental Review - A Negative Declaration No. 42844, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

The project site is a 20,284 square-foot lot zoned SF (Single Family) in the La Jolla Shores Planned District and the La Jolla Community Plan area. The project is subject to the Coastal Overlay Zone (non-appealable), and the Coastal Height Limit. The property is addressed as 8422 Prestwick Drive and is an interior lot (Attachment 1). The site is surrounded by properties also zoned SF and developed with single family residences (Attachment 2 and 3). The La Jolla Community Plan designates the site for residential development at a density of 0 to 5 dwelling units per acre (Attachment 2)

The site is currently improved with a one-story single family residence with is proposed to be demolished as the first step in redeveloping the property. The topography of the site is relatively flat with steep slopes in the western portion of the lot where the property slopes downhill. The overall grade differential for the site is approximately 48 feet.

The Coastal Development Permit is being processed for the demolition of the existing single family residence and construction of the proposed single family residence within the Coastal Overlay Zone. The Site Development Permit is required for the location of the property within the La Jolla Shores Planned District. City staff, in the review of the development plans for the site, has determined that the site is not subject to the Environmental Sensitive Lands (ESL) Ordinance as the slopes on-site do not meet the definition of 'steep slopes' in the Land Development Code.

DISCUSSION

Project Description

The applicant is requesting approval of a Coastal Development Permit and Site Development Permit for the proposed demolition of the existing single family residence and the construction of a one-story, above basement, 4,888 square-foot single family residence with an attached, 759 square-foot, three car garage. The upper level would contain the main body of the residence with a great room, kitchen, breakfast nook, dining room, study, two bedrooms, two bathrooms and a deck, comprising of 4,334 square-feet of area. The smaller lower floor (basement), with an area of 554 square-feet, would contain an exercise room, craft room, media room, laundry room and two bathrooms.

Exterior elevations propose stucco walls, stone veneer walls, slate roof, copper eave, wood garage doors, corten steel columns and glass. Site improvements will include pool, spa, decking, retaining walls, fencing and landscaping.

Community Planning Group Recommendation

On October 7, 2004, the La Jolla Community Planning Association voted 10-0-2 to support the project with no conditions. On October 22, 2004, the La Jolla Shores Planned District Advisory

Board voted 4-0-0 to support the project with one condition. The advisory board requested that proposed trees within the side yard be removed to help facilitate any pedestrian views along Prestwick Drive.

Conclusion

Staff has reviewed the request for a Coastal Development Permit and Site Development Permit to demolish the existing single family residence and construct a one-story, above basement, 4,888 square-foot single family residence. Staff has determined that the requested Coastal Development Permit and Site Development Permit comply with all the applicable sections of the Municipal Code and that the required findings can be made to support the project (Attachment 6). The La Jolla Community Planning Association and the La Jolla Shores Planned District Advisory Board voted in favor of the project. Staff has reviewed the project and determined that a Negative Declaration be prepared in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

ALTERNATIVES

1. Approve Coastal Development Permit No. 124236 and Site Development Permit No. 124237, with modifications.
2. Deny Coastal Development Permit No. 124236 and Site Development Permit No. 124237, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laura C. Black, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Copy of Public Notice
11. Copy of Project Plans (forwarded to HO)